



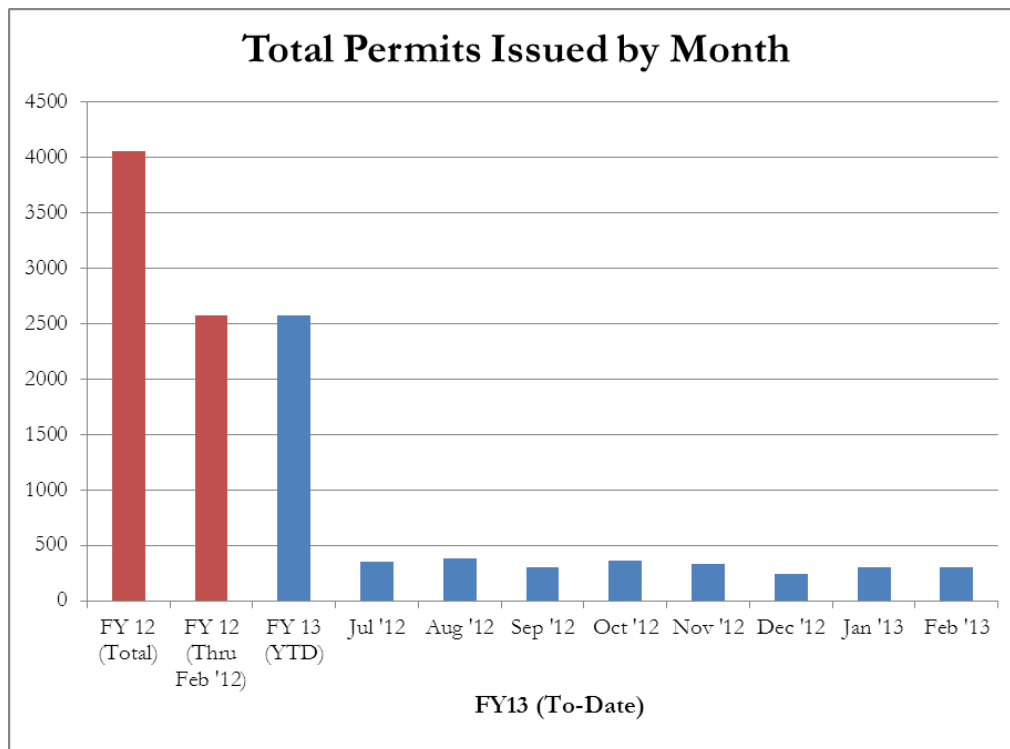
Community Planning and Development Services

Monthly Activity Report (through February 2013)

Building Permits

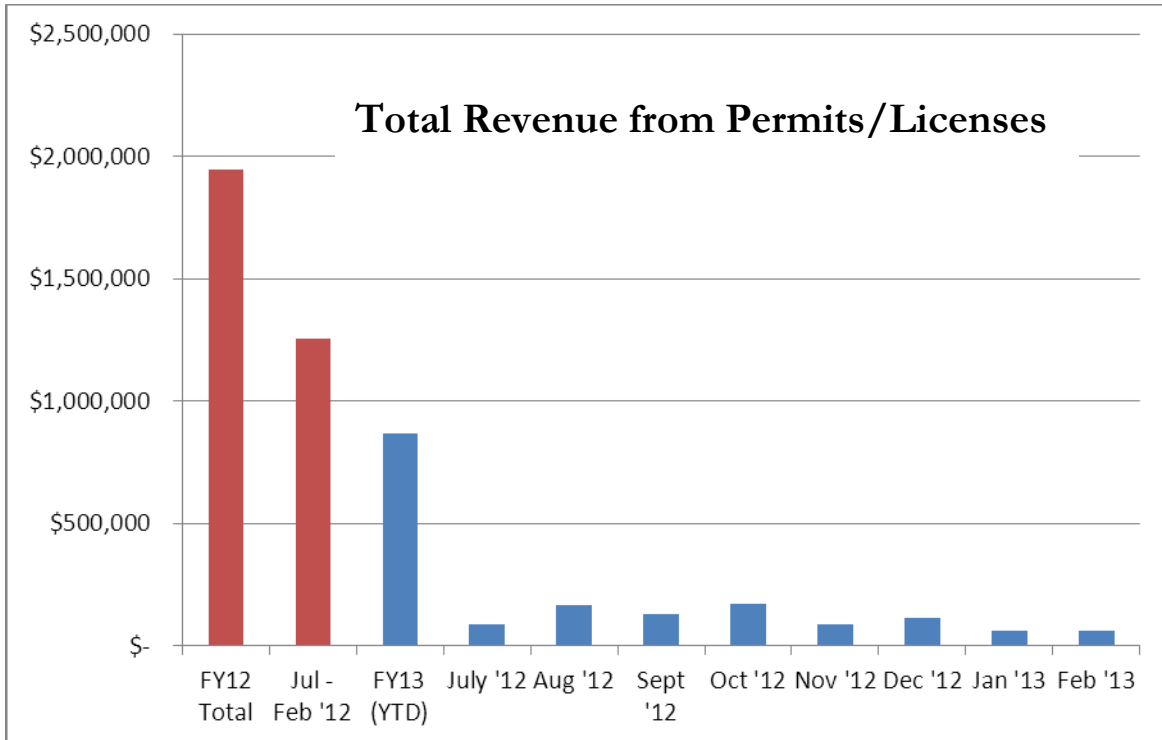
For the current fiscal year through February, we continue to stay right on track with the number of permits issued during the same period last fiscal year. However the amount of revenue generated so far through those permits continues to be below last year's level.

	FY 12 (Total)	FY 12 (Thru Feb '12)	FY 13 (YTD)	Fiscal Year 2013 to date							
				Jul '12	Aug '12	Sep '12	Oct '12	Nov '12	Dec '12	Jan '13	Feb '13
Building Permits											
Residential/Commercial	771	474	530	59	112	69	83	58	43	47	59
Single-family	22	12	12	0	4	2	0	3	1	0	2
Demolition	11	9	4	0	2	0	1	1	0	0	0
Fire Protection	331	197	235	35	22	28	45	22	20	29	34
Mechanical, Electrical, Plumbing	2660	1702	1636	236	218	190	205	230	161	208	188
Occupancy											
Residential/Commercial	240	163	141	17	24	16	27	13	14	16	14
Single-family	18	14	14	2	0	0	3	3	5	1	0
Total Permits Issued by Type	4053	2571	2572	349	382	305	364	330	244	301	297

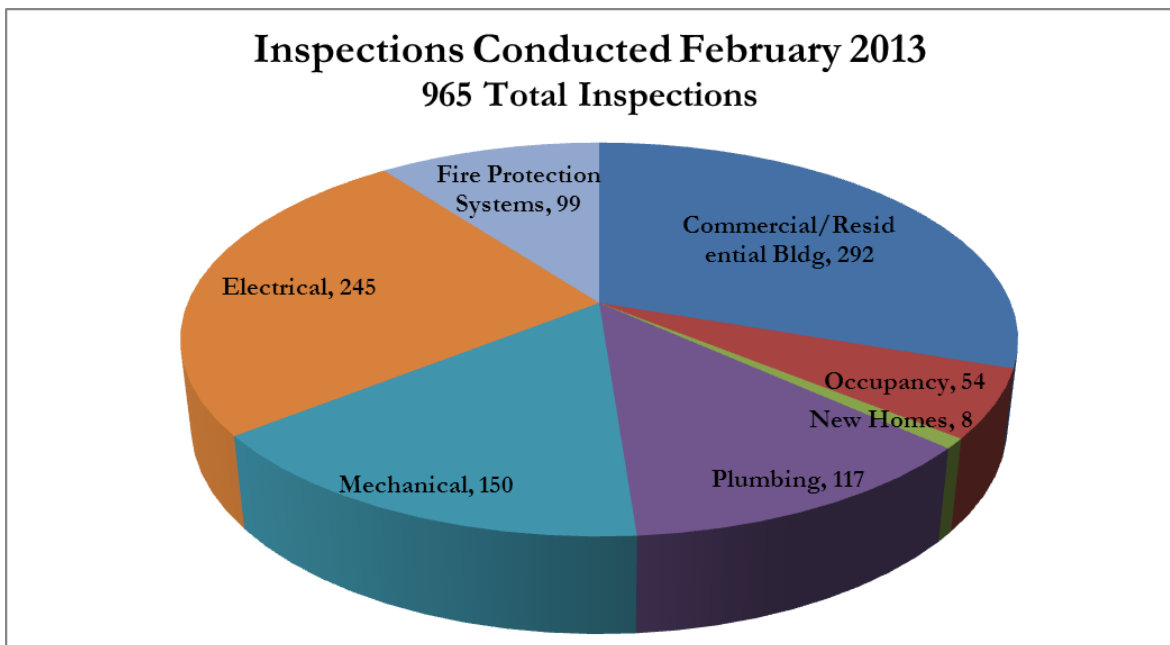


Revenue from Permits

As indicated above, the total number of permits issued is on track with the number issued last year at this point, but as shown below, the amount of revenue generated so far is below last year's figure.

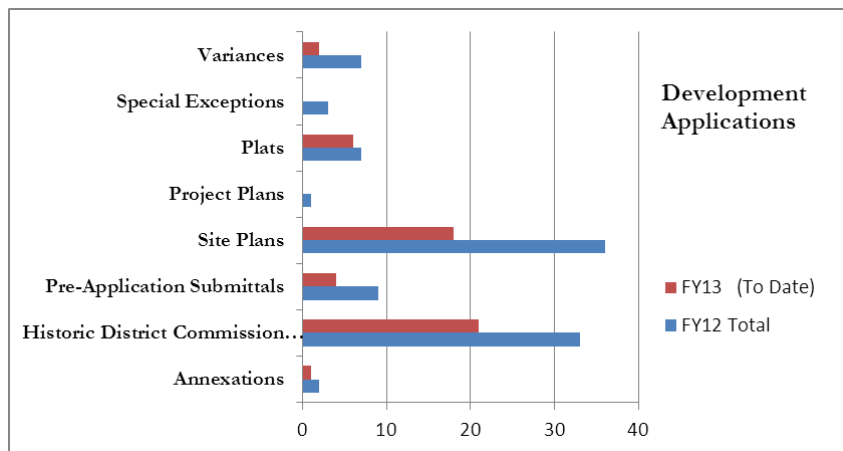


Inspections



Development Review Cases

	FY12 Total	FY13 (To Date)
Annexations	2	1
Historic District Commission cases	33	21
Pre-Application Submittals	9	4
Site Plans	36	18
Project Plans	1	0
Plats	7	6
Special Exceptions	3	0
Variances	7	2
Total	98	52



Zoning Enforcement

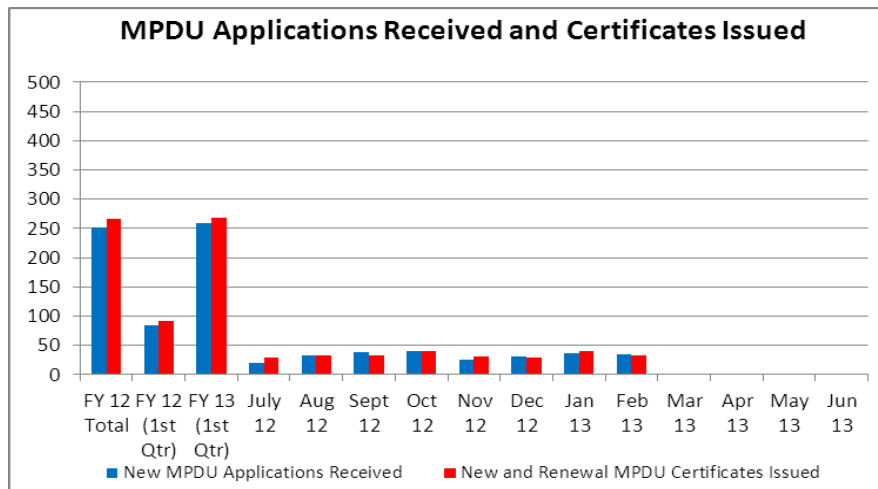
	FY 2012 Total	FY 2013 (To Date)	February 2013
Zoning Violations	107	41	1

Sign Permit Applications

	FY 2012 Total	FY 2013 (To Date)	February 2013
Sign Permit Applications	222	163	18
Sign Permits Issued	186	177	8
Sign Review Board Cases	13	5	-

Housing and Community Development Block Grant

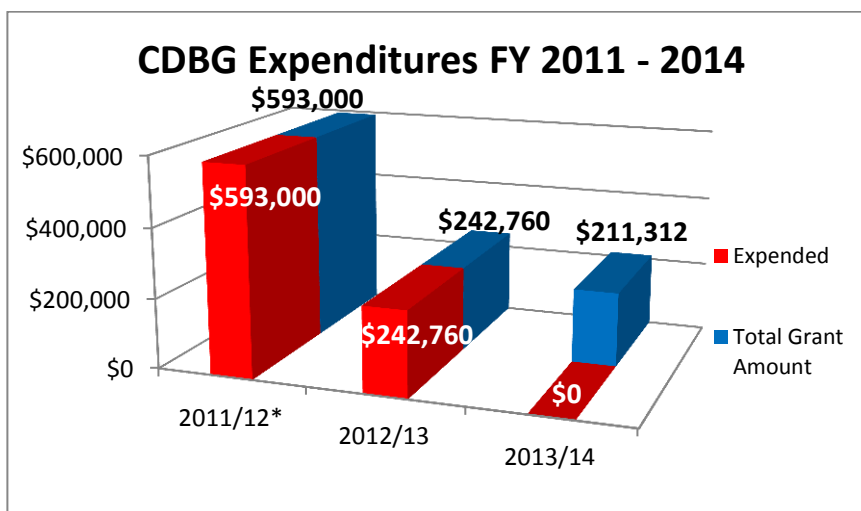
Moderately Priced Dwelling Units



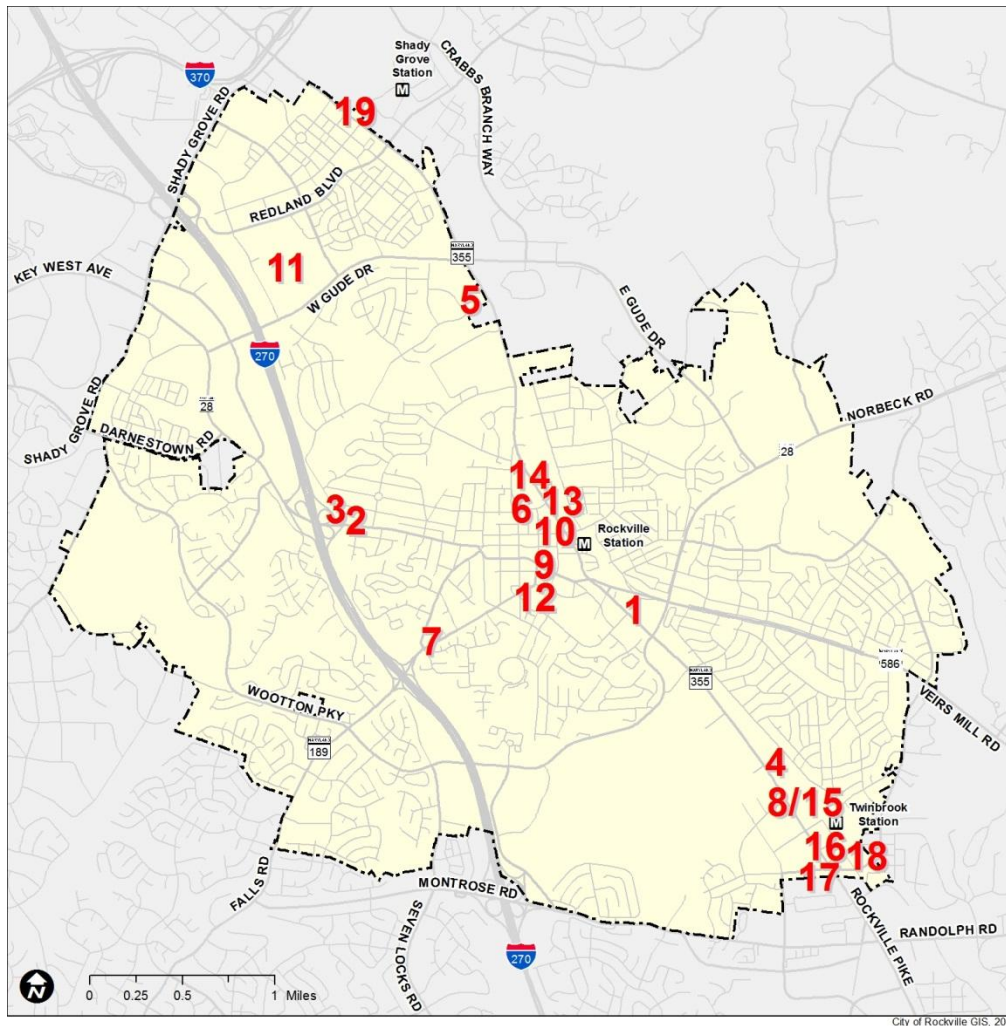
* Low and moderate income households apply to the City to be income-qualified for Rockville's MPDUs; receiving a certificate does not guarantee a MPDU will be available.

Community Development Block Grant (CDBG)

- Expended 100% of FY12/13 \$242,760 CDBG grant by January 2013 grant deadline. The funds accomplished the following activities:
 - 10 public housing units were renovated for low-income households
 - 5 homeowners were assisted with rehabilitation services to make their homes healthy, safe, and meet minimum building codes
 - Case management was provided for 58 homeless adults and children
 - 66 elderly and disabled adults were provided with supportive services by Elderly Ministries
- FY13/14 CDBG contract started at the end of January 2013



Major Development Review Projects around the City



Pre-Applications In Process

1. **718 Rockville Pike (Patient First):** Pre-Application submittal for a proposed change of use from retail to restaurant and a new medical office (Patient First). File #: PAM2013-00057
2. **727 West Montgomery Avenue (Seventh Day Adventist Church):** Pre-Application submittal for a proposed parking lot expansion at an existing place of worship. File #: PAM2011-00049
3. **731 West Montgomery Avenue (Child Care Center):** Proposed expansion of an existing residential child care center. File #: PAM2013-00056
4. **1450 Rockville Pike (BMW of Rockville):** Proposed consolidation and expansion of the service facility and structured parking. File #: PAM2013-00055
5. **15190 Frederick Road (Auto Zone):** Pre-Application submittal for a proposed new 6,784 square-foot retail store. File #: PAM2011-00048

Major Applications In Review Process

6. **275 N. Washington Street (former Giant Site):** Final Record Plat to create 2 lots out of an existing single lot and Level 1 Site Plan submittal for the development of a 2-story building with a Bank, Office and Retail use.. File #: PLT2013-00522, PLT2013-00524 and STP2013-00145

7. **626 & 628 Great Falls Road (Chinese Jehovah's Witnesses)**: Proposed development of a new Place of Worship. File #: STP2012-00114
8. **1592 Rockville Pike (Twinbrook Metroplace)**: Site Application implementing Phase I of the approved Project Plan for Twinbrook Metroplace. File #: STP2013-00140

Recently Approved Applications

9. **50 Maryland Avenue (Montgomery County Judicial Center)**: 200,000 square-foot addition to the existing Montgomery County Judicial Center. Approved March 10, 2010 and currently under construction. File #: STP2010-00017
10. **121 Hungerford Drive (Rockville Metro Plaza)**: Minor Site Plan amendment to a previously approved Use Permit. Approved April 29, 2011 and currently under construction. File # STP2011-00073
11. **201 W. Gude Drive (PEPCO Service Center)**: Proposed exhibit building with ancillary lab and restrooms totaling 1,780 square feet. Approved February 27, 2013. File #: STP2013-00146
12. **209 Monroe Street (Victory Housing)**: 86-unit residential senior living facility with a street closing/abandonment and preliminary subdivision plan to create seven lots. Approved October 27, 2010 and currently under construction. File #: SCA2006-00097, PLT2009-00498, PLT2011-00505, SPX2009-00378 and STP2010-00034
13. **369 Hungerford Drive (PNC Bank)**: Level 1 Site Application for a Proposed Bank Facility with a Drive-Through. Approved November 11, 2012 and under building permit review. File #: STP2013-000135
14. **430 Hungerford Drive (Walgreens Drugstore)**: Site Plan for a new drugstore in an existing commercial building. Approved March 14, 2012. File #: STP2012-00111
15. **1592 Rockville Pike (Twinbrook Metroplace)**: Project Plan for a new mixed-use development comprised of approximately 286,000 square feet of office, retail, restaurant and health club use, a 200-room hotel and 850 multi-family residential units. Approved April 16, 2012. File #: PJT2012-00002
16. **1800 Rockville Pike (Twinbrook West)**: Site Plan for a new mixed-use development comprised of approximately 100,000 square feet of retail and restaurant use and 360 multi-family residential units. Approved March 28, 2012. File #: STP2012-00101
17. **1807 Rockville Pike**: New commercial retail center including a bank with drive-through facility. Approved November 9, 2011 and currently under construction. File #: STP2011-00085
18. **1900 Chapman Avenue (Former Syms Site)**: A proposed mixed-use development with 667 multi-family residential units and approximately 5,000 square feet of non-residential use. Approved August 8, 2012. File #: STP2012-00112
19. **15955 Frederick Road (Silverwood/Shady Grove, LLC)**: Development of a five-story, 417-unit multi-family residential project on property approved for annexation to the City of Rockville. Approved October 26, 2011. File #: STP2011-00091 and ANX2010-00139

Special Projects

Planning Commission to Hold Public Hearings on Revised Rockville Pike Plan

The Rockville Planning Commission invites the public to provide input on a revised draft plan for the future of a 2-mile portion of the Rockville Pike corridor that is in the City.

Public hearings will be held on March 20, April 24, and May 22 during the 7 p.m. Planning Commission meetings at Rockville City Hall. The public is invited to testify at the hearings or to submit written testimony.

Planning Commissioners decided at their meeting on February 13 that, with minor edits, the draft plan was ready for release. Rockville's Pike Plan, Draft for Planning Commission Second Public Hearing, is available on the City's Web site at www.rockvillemd.gov/rockvillespike.

Substantial public input informed the creation of the original draft plan, which was released in December 2010 as an update to the 1989 plan covering the same area. This latest version of the plan includes revisions made in response to public testimony on the December 2010 draft, during a series of Planning Commission work sessions over the last two years.

The plan area is the 2-mile stretch of Rockville Pike between Richard Montgomery Drive (just south of Rockville Town Center) and the southern city limits (just north of Bou Avenue). The plan governs land use and transportation along this core section of the Pike.

The goals for the area include creating a place of pride for the city; improving the experience for drivers, walkers, bicyclists and transit riders; enhancing economic vitality; ensuring that development is supported by sufficient public services and facilities; and adding parks and open space. The latest iteration of Rockville's Pike Plan includes a new cross section for the Pike that allows for the possibility of high capacity transit service.

After the public hearings and following public comment period, the Planning Commission may make further revisions to their draft before sending it on to the Mayor and Council. The Mayor and Council are expected to hold a public hearing and work sessions on the document ahead of adoption later this year.

For more information on the plan visit www.rockvillemd.gov/rockvillespike or contact Cindy Kebba, Planner III, in the Community Planning and Development Services department at ckebba@rockvillemd.gov or 240-314-8233. Chief of Long Range Planning and Redevelopment David Levy is also available to answer questions at dlevy@rockvillemd.gov or 240-314-8272.